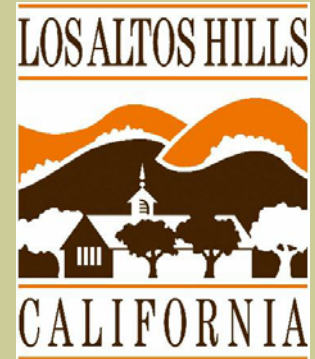




## Town of Los Altos Hills

Town of Los Altos Hills  
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Town of Los Altos Hills

## Your Guide to Deconstruction Permits

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## Free Deconstruction Permits

On November 8, 2007, the Los Altos Hills City Council passed a resolution to waive demolition permit fees for deconstruction of buildings for recycling purposes.

In order to qualify for a free demolition permit, the applicant must submit a demolition permit application along with:

1. A signed deconstruction contract with a licensed contractor specifying the scope of work.
2. A "J Number" from the Bay Area Quality Management District. The J Number process is designed to ensure that no asbestos is released into the air when buildings are demolished.
3. Confirmation from PG&E that gas and electric facilities have been removed or abandoned on the property.

## Fast Tracked Permits

Additional incentives for deconstruction include a fast track permit process that allows deconstruction prior to building permit approval. Since deconstruction consumes more time than conventional building demolition, early building removal is allowed after site development approval for a new residence. This could potentially save the homeowner weeks of construction time.

For more information, please contact the Building Department at (650) 941-7222.

## What is Deconstruction?

Deconstruction is the dismantling of a structure in order to salvage, reuse, and recycle as much building materials as possible.

Deconstruction often does not cost more than regular demolition. In fact, most older buildings can be deconstructed at a savings to the owner, both financially and environmentally.

The demolition of a typical 2,000 square foot home can be expected to produce 127 tons of debris. While disposal fees can vary widely depending upon local conditions, disposal cost for a typical residential demolition would be in the range of \$2,000 to \$4,000. The diversion of construction waste could result in savings of thousands of dollars in disposal fees.

In addition, the deconstruction of a typical 2,000 square foot wood frame home can yield up to 6,000 board feet of reusable lumber. This is equivalent to 33 mature trees, or the yearly output of 10 acres of planted pine trees.



## Benefits of Deconstruction

When a building is demolished, the structure is reduced to rubble, and tons of waste are carted away to landfills and incinerators. Deconstruction provides an alternative. It is a way to remove buildings while preserving natural resources.

Benefits of deconstruction include:

**REDUCE** construction waste sent to landfills

**RECYCLE** building materials suitable for resale

**PRESERVE** natural resources by reusing salvaged materials



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### Additional Resources:

Building Material Salvage/Recycling Facilities  
[www.builditgreen.org/guide](http://www.builditgreen.org/guide)

Builders' Guide to Reuse and Recycling  
<http://www.stopwaste.org/docs/buildersguide-05.pdf>